



Legend:

- T1 Tower No.
- (20) No. of Residential Floors
- Application Site Boundary
- Landscape Area at Ground Level/ on Grade
- Landscape Area at Podium Level
- Road
- EVA
- Residential Towers
- Residential Low Rise

**RONALD LU & PARTNERS**  
ARCHITECTS | PLANNERS | INTERIOR DESIGNERS

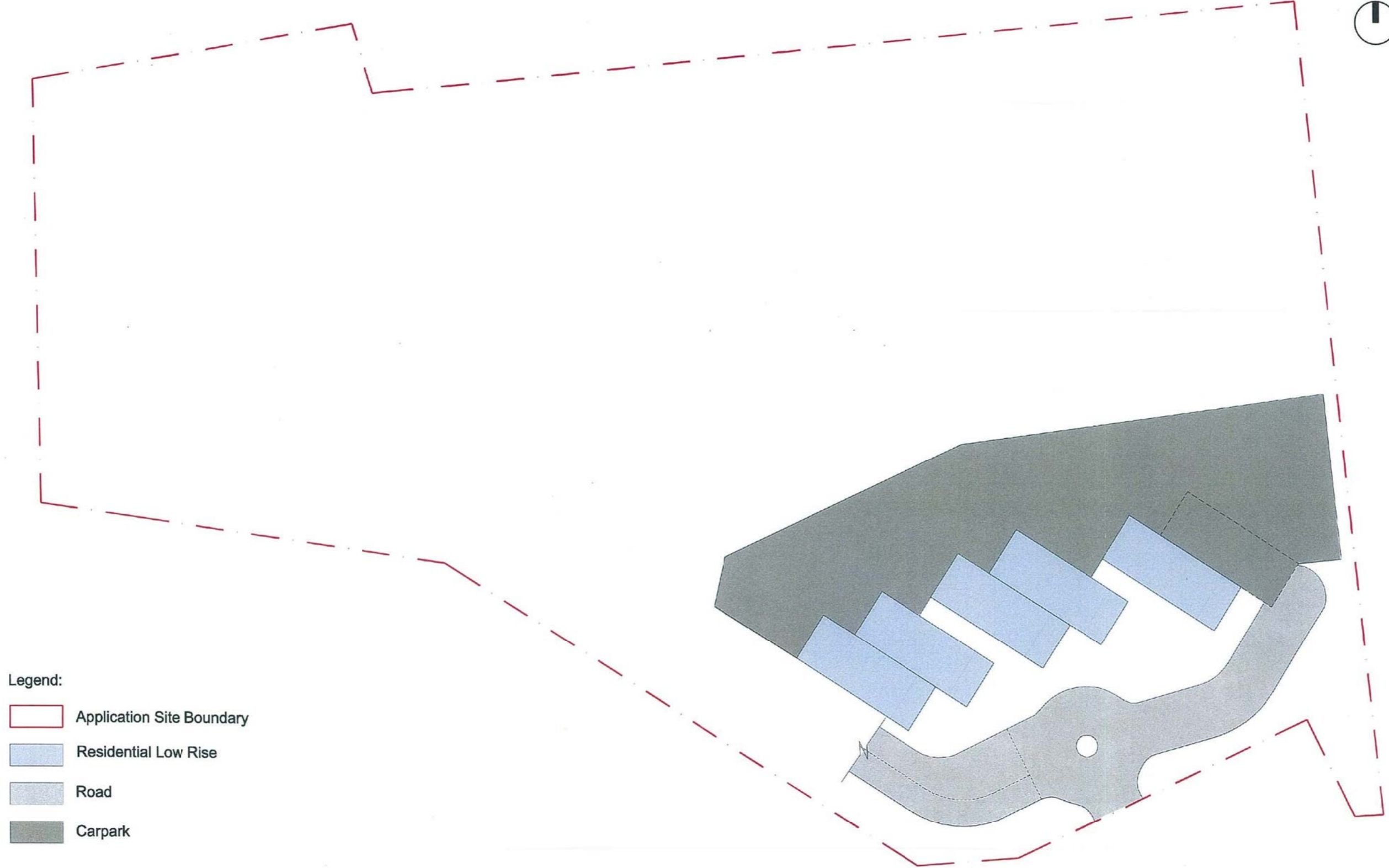
Title

Indicative Master Layout Plan




Checked	DH	Drawn	PW
Rev	0	Date	Mar 2018
Scale	1:500-		Figure 4.1

參考編號 REFERENCE No. Y/ST/38 繪圖 DRAWING Z-1

(來源: 申請人於2018年3月29日提交的進一步資料內的繪圖)  
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



Legend:

-  Application Site Boundary
-  Residential Low Rise
-  Road
-  Carpark



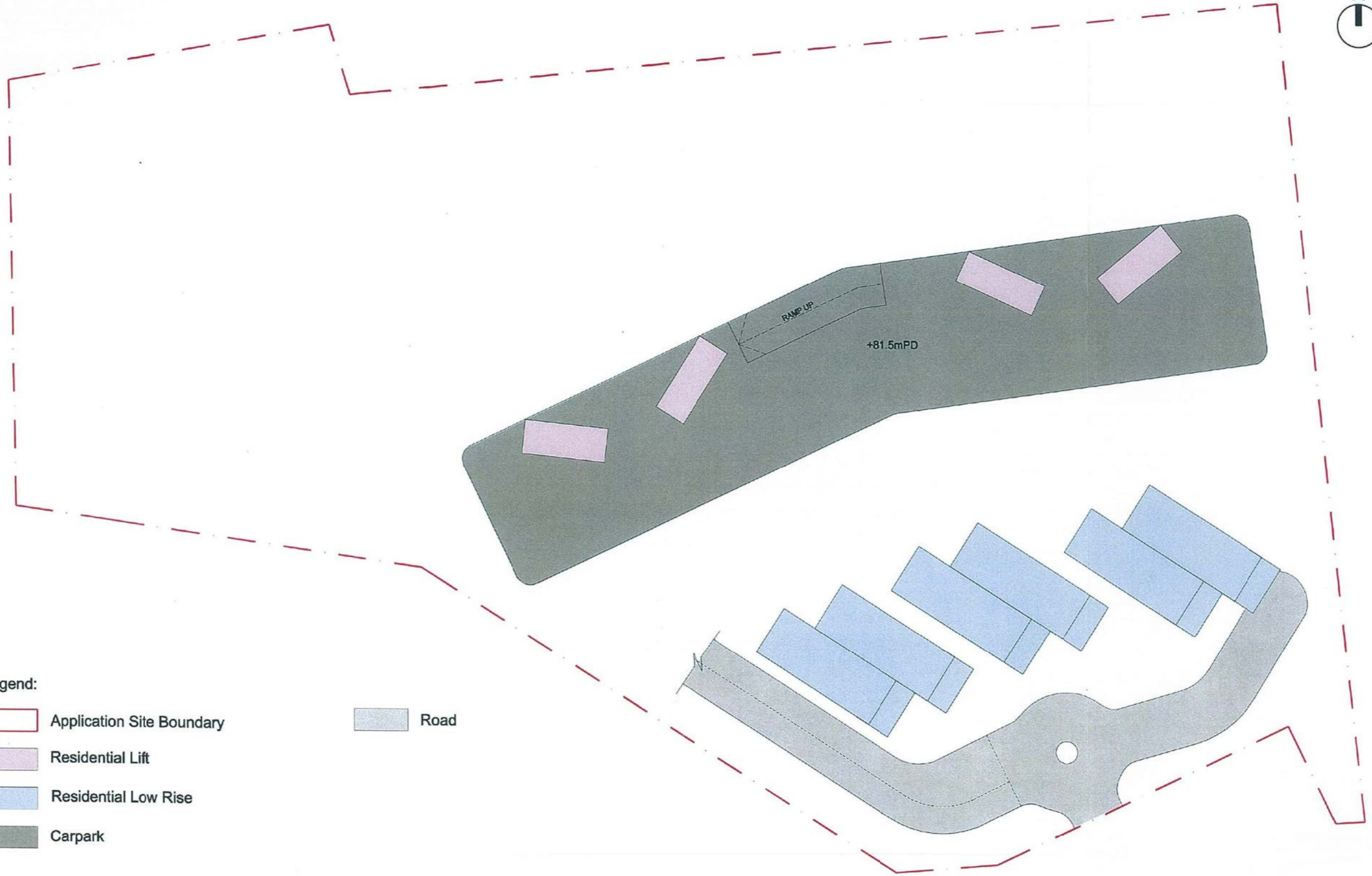
Title

Indicative Basement 2 Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2018
Scale	Figure		
<del>1:500</del>	4.2		

參考編號 REFERENCE No. Y/ST/38 繪圖 DRAWING Z-2

(來源: 申請人於2018年3月29日呈交的進一步資料內的繪圖)  
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



Legend:

- Application Site Boundary
- Residential Lift
- Residential Low Rise
- Carpark
- Road



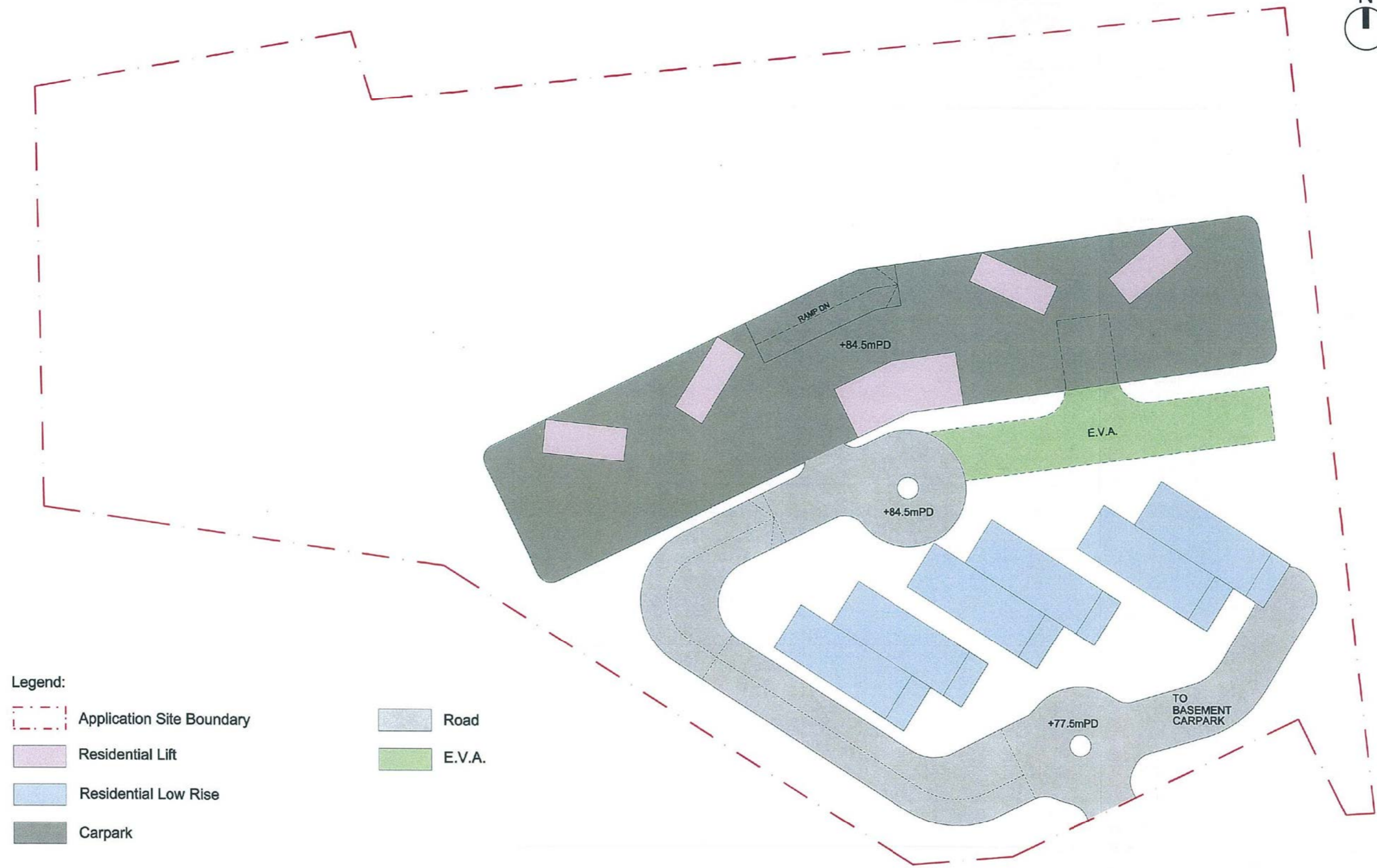
Title

### Indicative Basement 1 Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2018
Scale	Figure		
1:500	4.3		

參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING	Z-3
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(來源: 申請人於2018年3月29日呈交的進一步資料內的繪圖)  
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



Legend:

-  Application Site Boundary
-  Residential Lift
-  Residential Low Rise
-  Carpark

-  Road
-  E.V.A.



Title

Indicative Ground Floor Plan



Checked	DH	Drawn	PW
Rev	0	Date	Mar 2018
Scale	Figure		
1:500	4.4		

參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING	Z-4
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(來源：申請人於2018年3月29日呈交的進一步資料內的繪圖)  
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



Legend:

-  Application Site Boundary
-  Residential Lobby Area



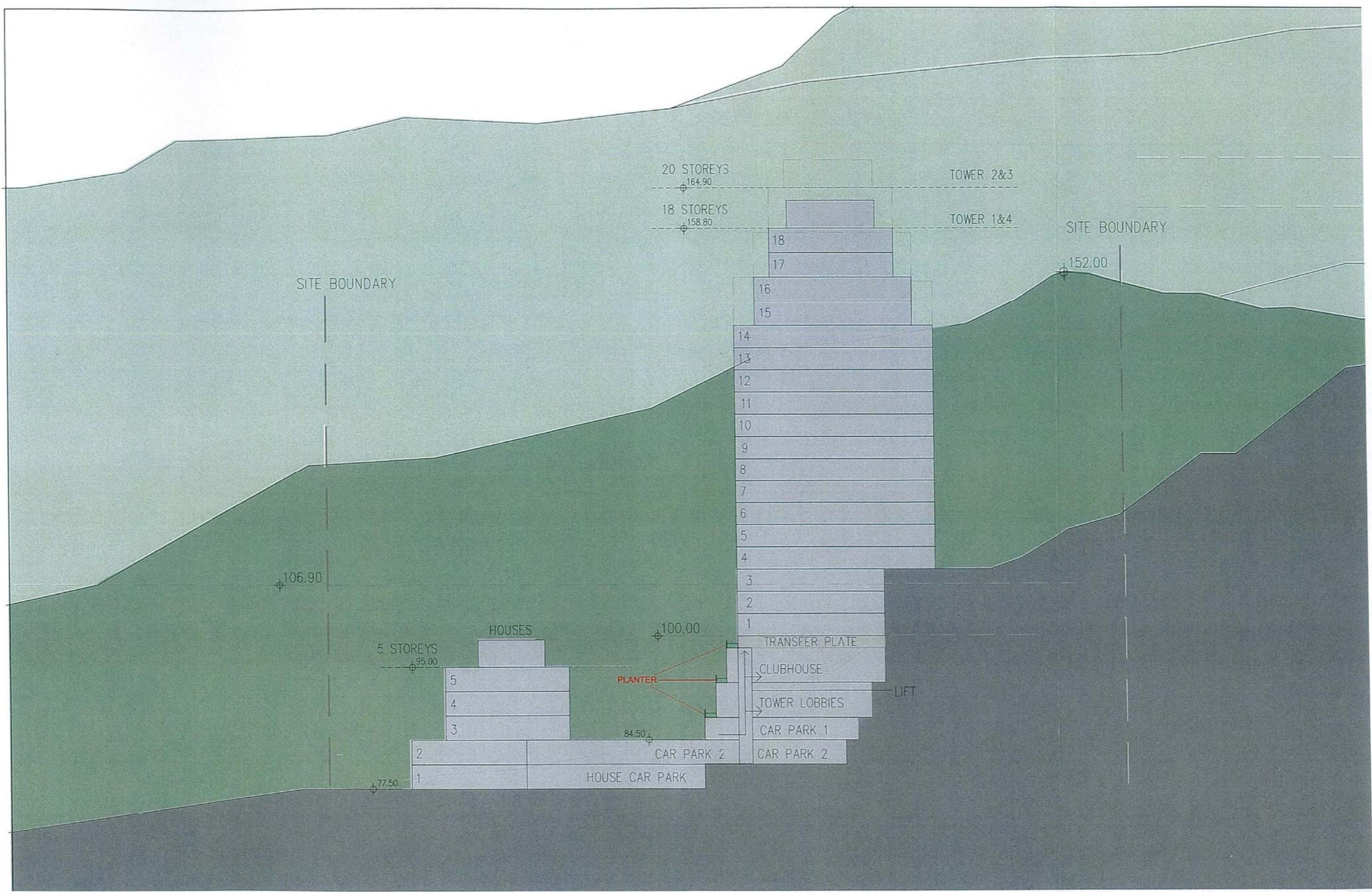
Title

Indicative Club House Plan

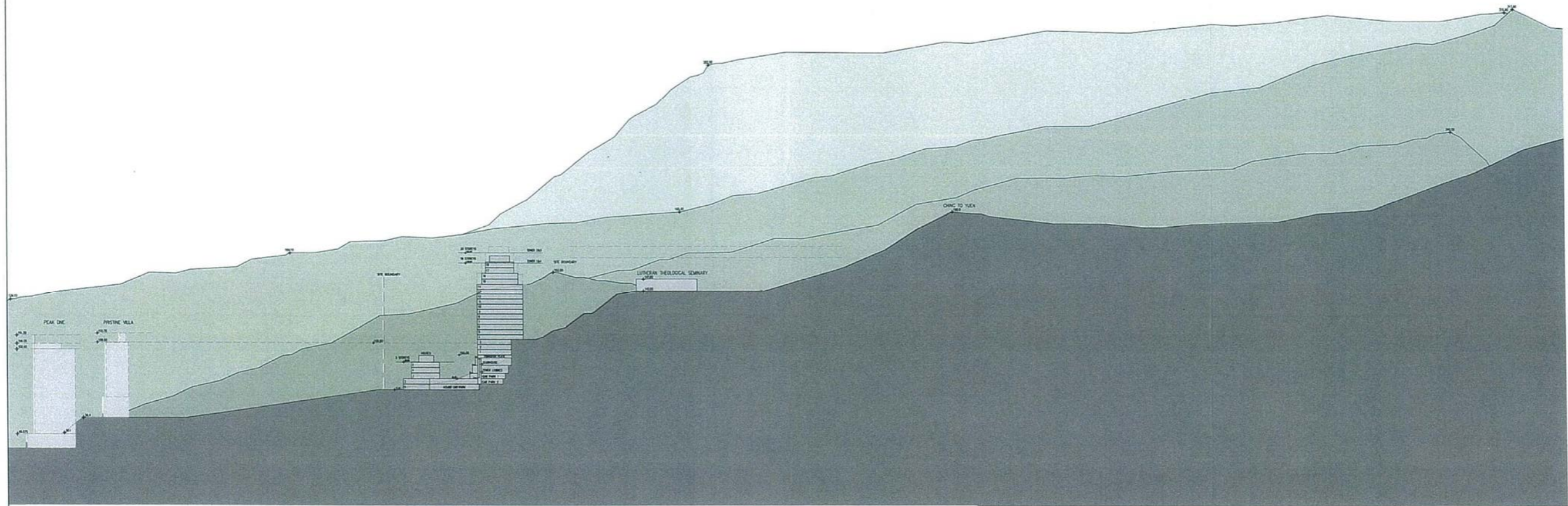
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Rev	0	Date	Mar 2018
Scale	Figure		
1:500	4.5		

參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING	Z-5
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(來源：申請人於2018年3月29日呈交的進一步資料內的繪圖)  
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



Checked	DH	Drawn	PW
Rev	0	Date	Mar 2018
Scale	Figure		
1:500	4.6		



**RONALD LU & PARTNERS**  
ARCHITECTS | PLANNERS | INTERIOR DESIGNERS

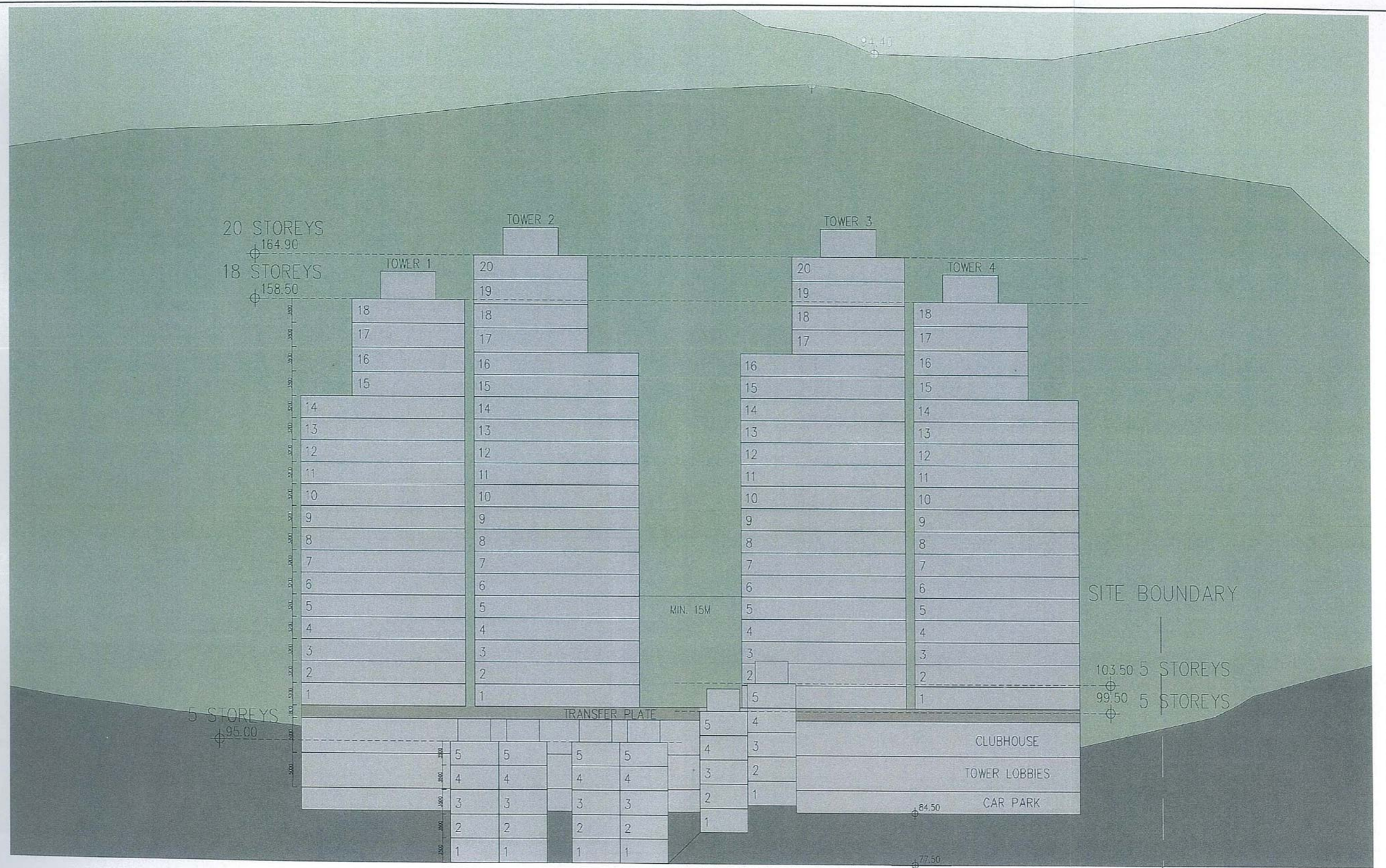
Title

Indicative Long Section Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2018
Scale		Figure	
1:2500		4.7	

參考編號 Y/ST/38 繪圖 DRAWING Z-7  
REFERENCE No.

(來源: 申請人於2018年3月29日呈交的進一步資料內的繪圖)  
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



Checked	DH	Drawn	PW
Rev	0	Date	Mar 2018
Scale	Figure		
1:500	4.8		





Checked	DH	Drawn	PW
Rev	0	Date	Mar 2018
Scale	N/A		Figure 4.9



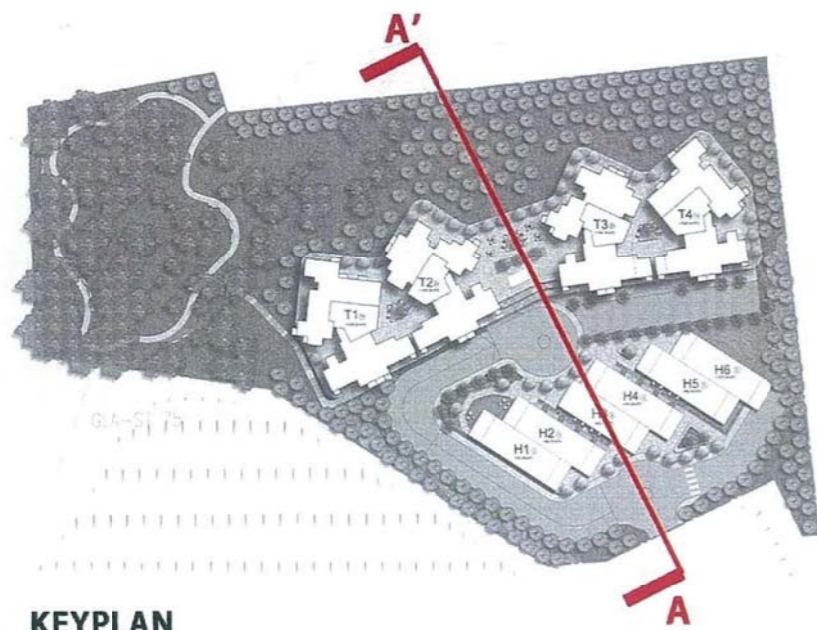
Title

Indicative Landscape Master Plan

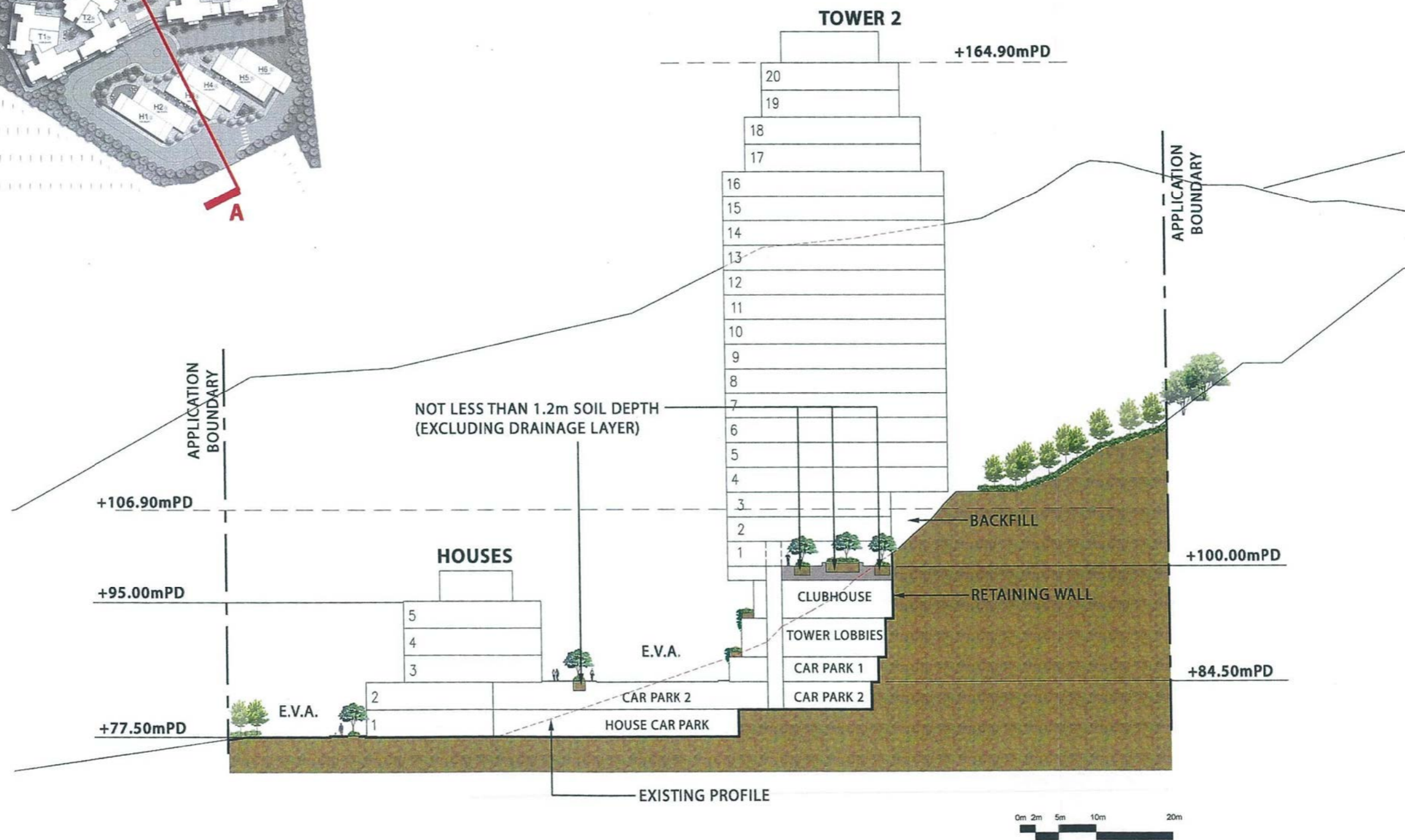
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Rev	0	Date	Mar 2018
Scale	N/A	Figure	4.10

參考編號 REFERENCE No. Y/ST/38 繪圖 DRAWING Z-10

(來源：申請人於2018年3月29日提交的進一步資料內的繪圖)  
 (SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



KEYPLAN

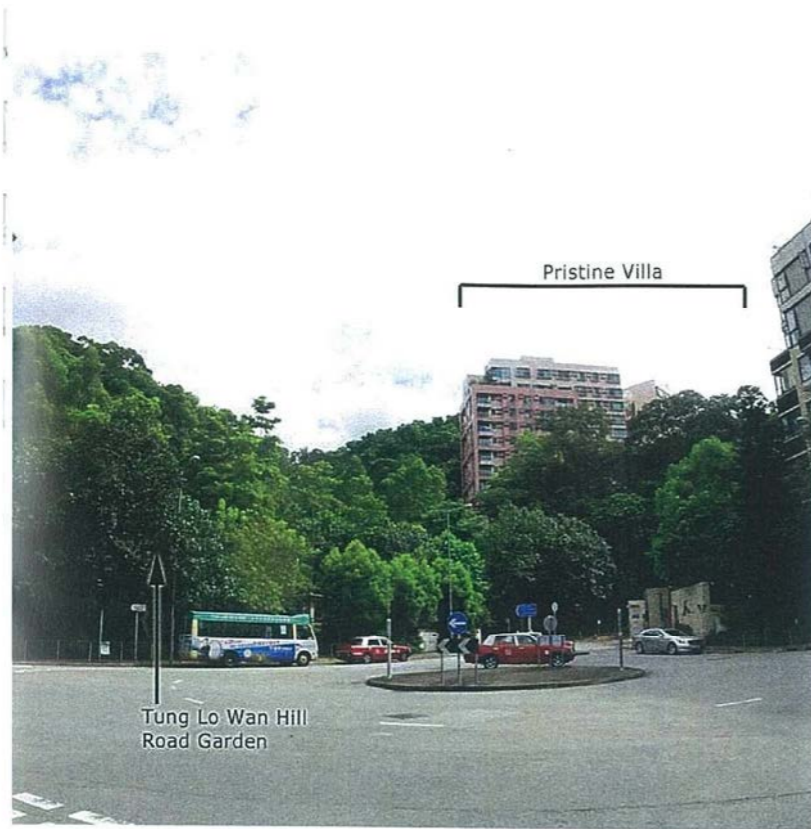


Title

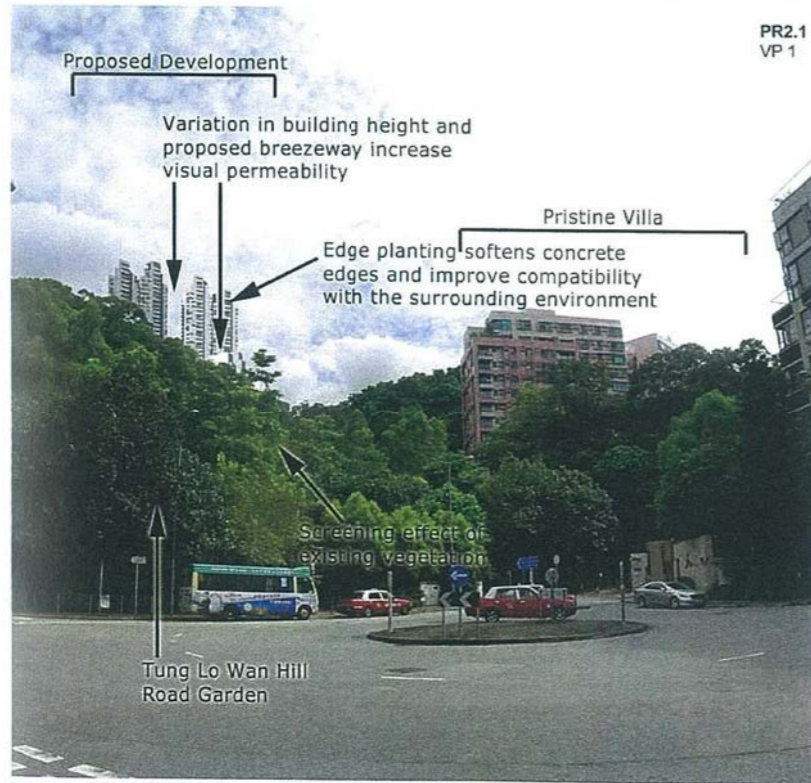
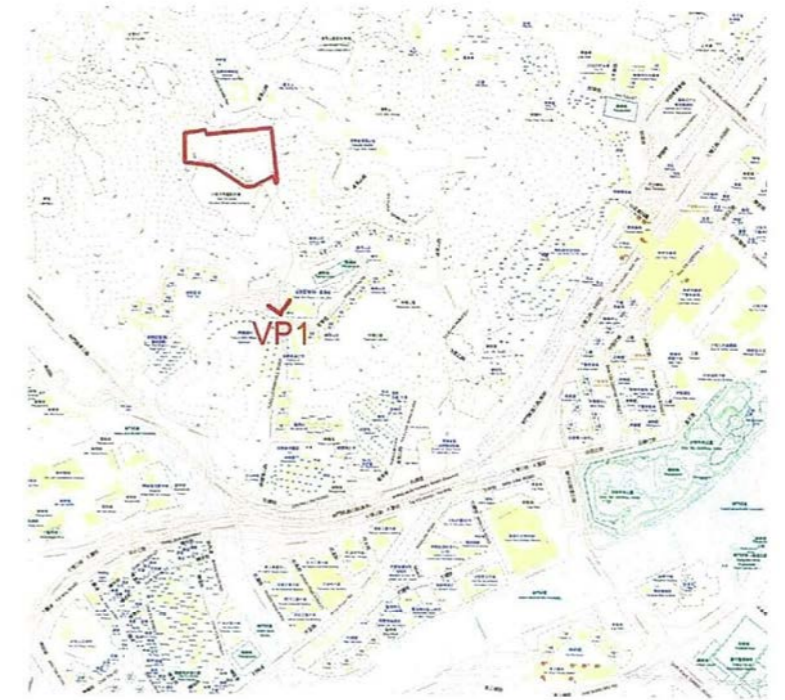
Indicative Landscape Section Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2018
Scale	N/A	Figure	4.11

參考編號 Y/ST/38 繪圖 DRAWING Z-11  
 REFERENCE No. Y/ST/38  
 (來源: 申請人於2018年3月29日呈交的進一步資料內的繪圖)  
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



VP1 : VIEW FROM TUNG LO WAN HILL ROAD ROUNDABOUT (Existing Condition)



PR2.1  
VP 1

VP1 : VIEW FROM TUNG LO WAN HILL ROAD ROUNDABOUT (Year 10 of Operational Phase)

Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lots 379 and 380 RP in DD 186, Tung Lo Wan Hill Road, Sha Tin

Photomontage - VP1

Dwg. No. : 2017205-VP-01a

Dtg. : MAR 2018

(A1-size)

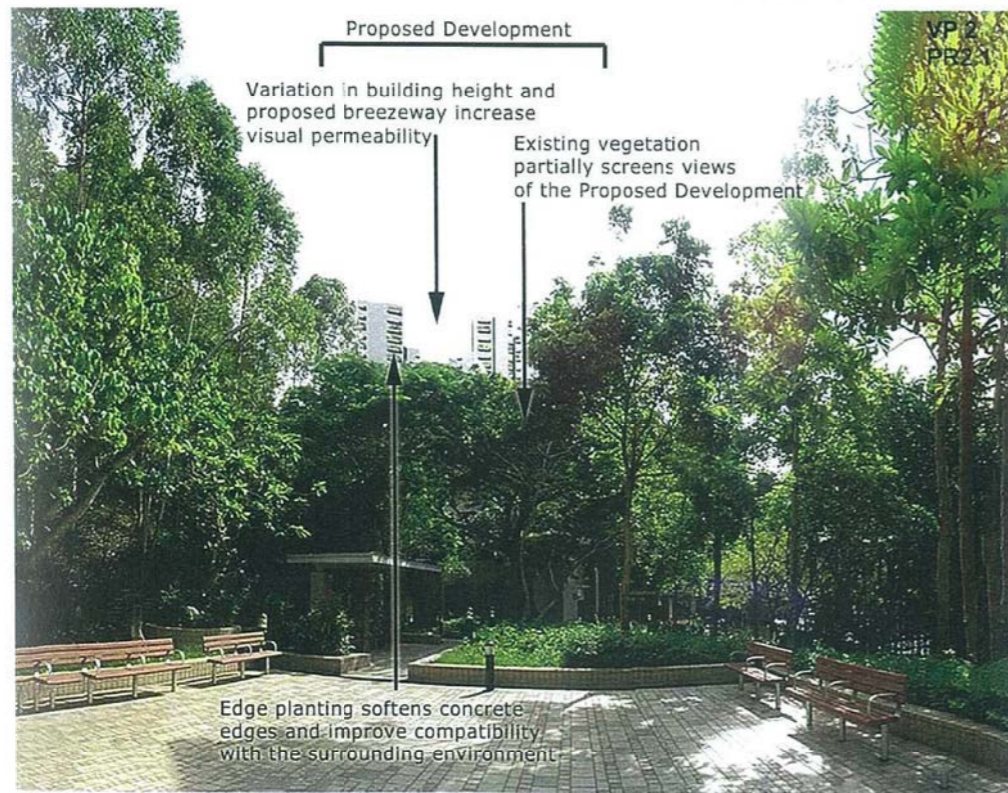
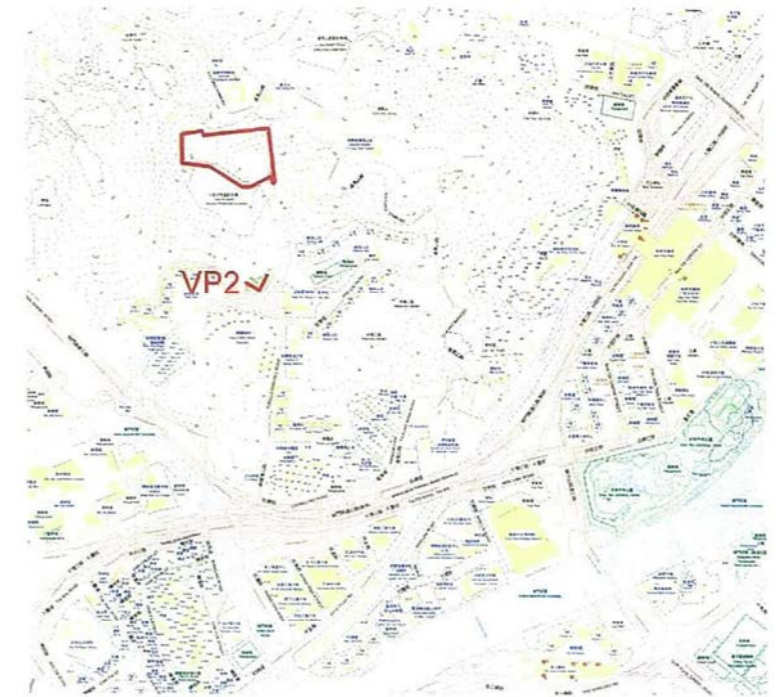


參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING Z-12
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(來源：申請人於2018年3月29日呈交的進一步資料內的繪圖)  
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



VP2 : VIEW FROM SITTING-OUT AREA AT THE JUNCTION OF TUNG LO WAN HILL ROAD AND MEI TIN ROAD (Existing Condition)



VP2 : VIEW FROM SITTING-OUT AREA AT THE JUNCTION OF TUNG LO WAN HILL ROAD AND MEI TIN ROAD (Year 10 of Operational Phase)

Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lots 379 and 380 RP in DD 186, Tung Lo Wan Hill Road, Sha Tin  
 Photomontage - VP2

Dwg. No. : 2017205-VP-02a

Date : MAR 2018  
 (A3-size)

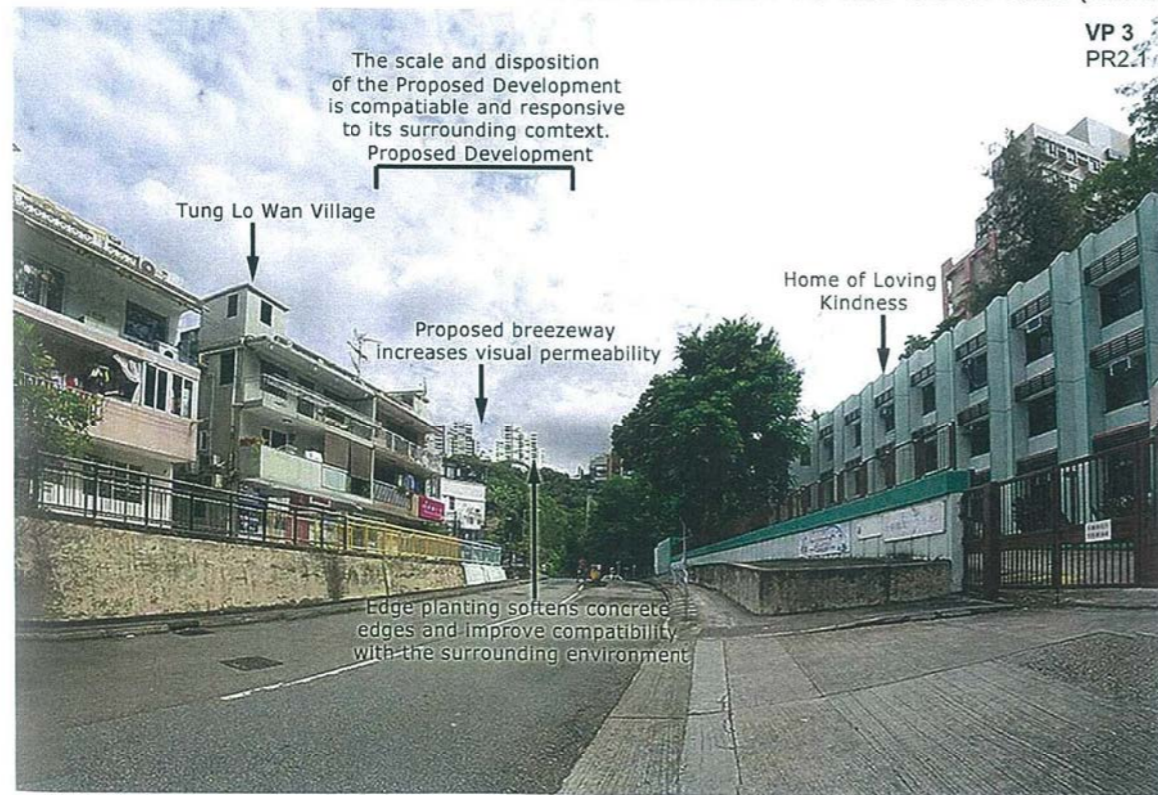
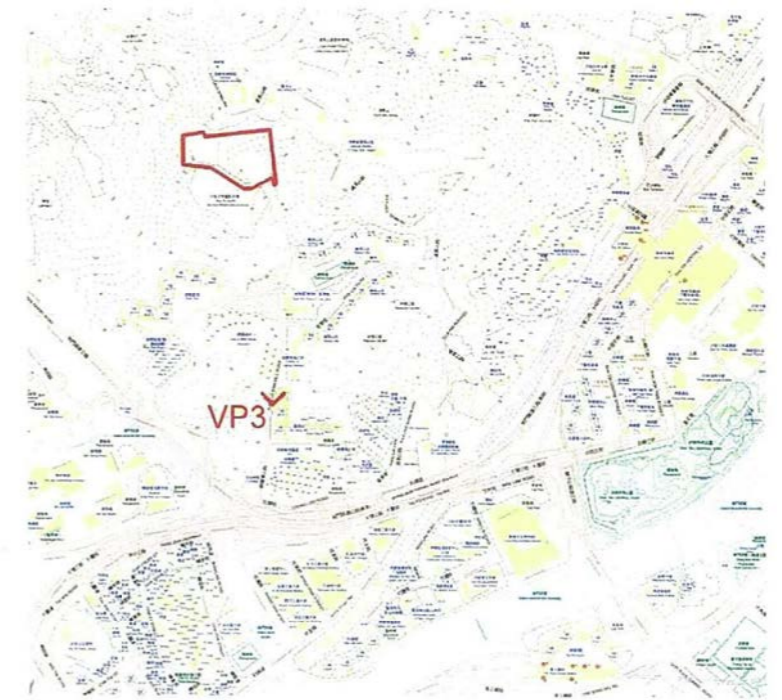


參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING Z-13
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(來源：申請人於2018年3月29日呈交的進一步資料內的繪圖)  
 (SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED  
 FURTHER INFORMATION ON 29.3.2018)



VP3 : VIEW FROM TUNG LO WAN HILL ROAD ADJACENT TO THE GREAT HILL (Existing Condition)



VP3 : VIEW FROM TUNG LO WAN HILL ROAD ADJACENT TO THE GREAT HILL (Year 10 of Operational Phase)

Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lots 379 and 380 RP in DD 186, Tung Lo Wan Hill Road, Sha Tin  
 Photomontage - VP3

Dwg. No. : 2017205-VP-03

Date : MAR 2018  
 (A3-6126)



參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING Z-14
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(來源：申請人於2018年3月29日呈交的進一步資料內的繪圖)  
 (SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED  
 FURTHER INFORMATION ON 29.3.2018)



VP4 : VIEW FROM CHIK LUK LANE BALLCOURT (Existing Condition)



VP4 : VIEW FROM CHIK LUK LANE BALLCOURT (Year 10 of Operational Phase)

Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lots 379 and 380 RP in DD 186, Tung Lo Wan Hill Road, Sha Tin

Photomontage - VP4

Dwg. No. : 2017205-VP-04a

Date : MAR 2018  
(A3-size)

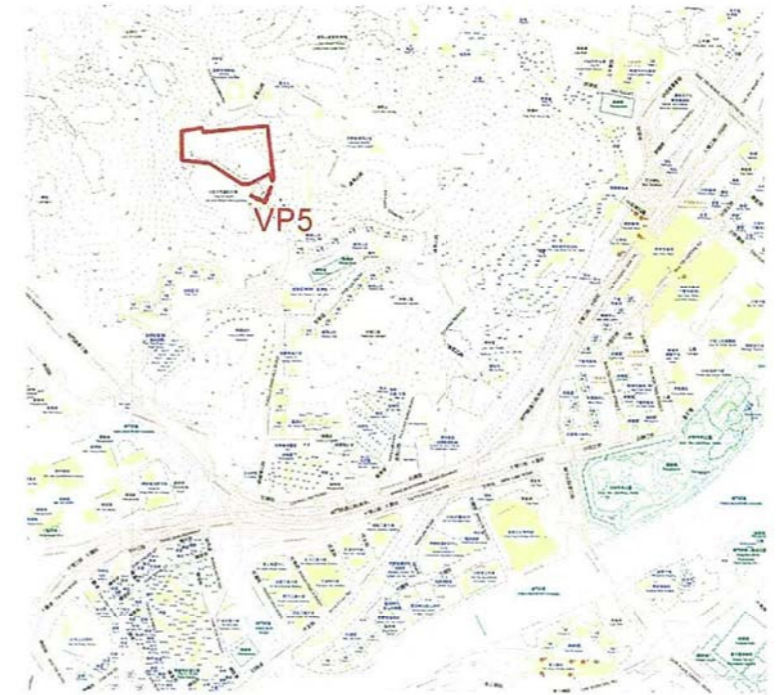


參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING Z-15
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(來源：申請人於2018年3月29日呈交的進一步資料內的繪圖)  
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



VP5 : VIEW IN FRONT OF THE PROPOSED DEVELOPMENT (Existing Condition)



Greening strategies such as vertical greening, Edge planting and buffer tree planting soften concrete edges and improve compatibility with the surrounding environment

Variation in building height and proposed breezeway increase visual permeability

VP5 : VIEW IN FRONT OF THE PROPOSED DEVELOPMENT (Year 10 of Operational Phase)

Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lots 379 and 380 RP in DD 186, Tung Lo Wan Hill Road, Sha Tin

Photomontage - VP5

Dwg. No. : 2017205-VP-05a

Date : MAR 2018

(A3-9-29)



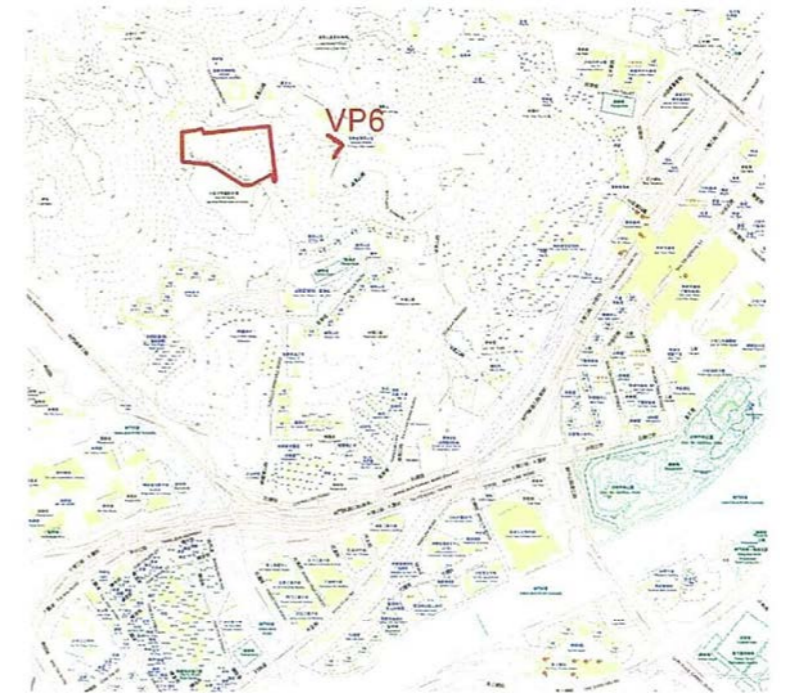
參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING Z-16
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(來源：申請人於2018年3月29日呈交的進一步資料內的繪圖)  
(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)





VP6 : VIEW FROM TUNG SHAN ROAD OUTSIDE ELCHK TAO FUNG SHAN LUTHERAN CHURCH (Existing Condition)



- The articulated facade and subdued color of building finishes reduce visual prominence of the Proposed Development
- Edge planting softens concrete edges and improve compatibility with the surrounding environment
- Existing vegetation partially screen views of Proposed Development

VP6 : VIEW FROM TUNG SHAN ROAD OUTSIDE ELCHK TAO FUNG SHAN LUTHERAN CHURCH (Year 10 of Operational Phase)

Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lots 379 and 380 RP in DD 186, Tung Lo Wan Hill Road, Sha Tin  
 Photomontage - VP6

Dwg. No. : 2017205-VP-06a

Date : MAR 2018  
 (A2-size)



參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING Z-17
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(來源：申請人於2018年3月29日呈交的進一步資料內的繪圖)  
 (SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)

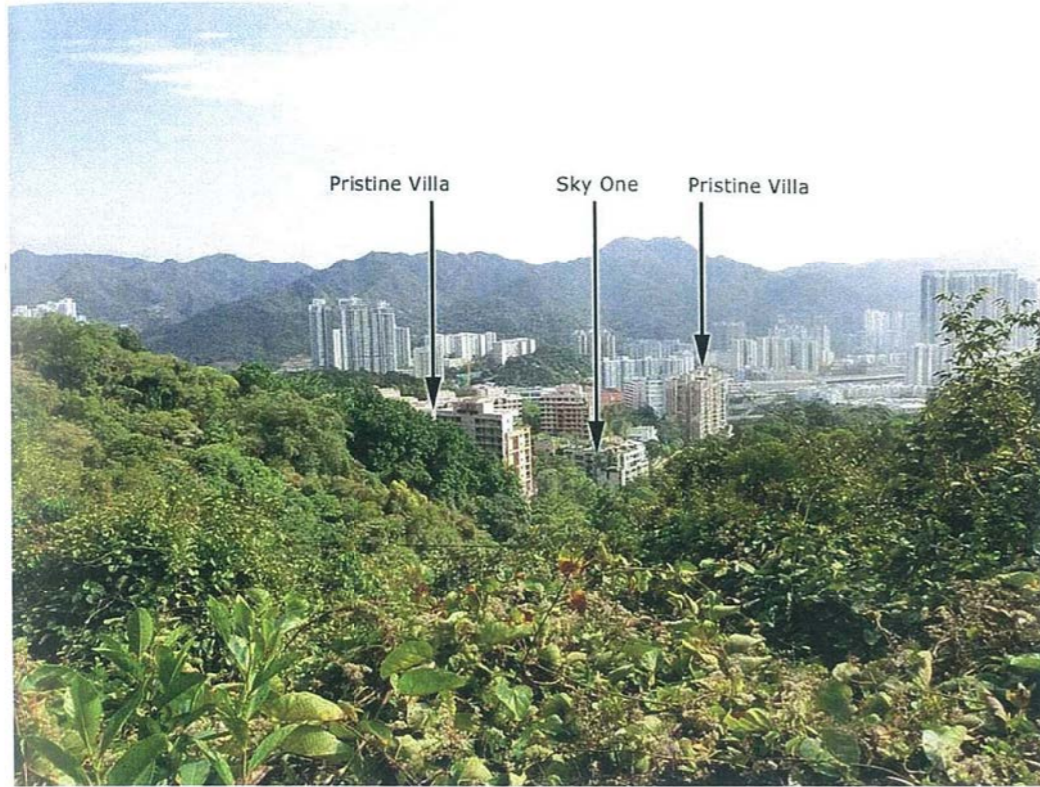


VP7 : VIEW FROM SHING MUN RIVER PROMANDE REST GARDEN NO. 1 (Existing Condition)

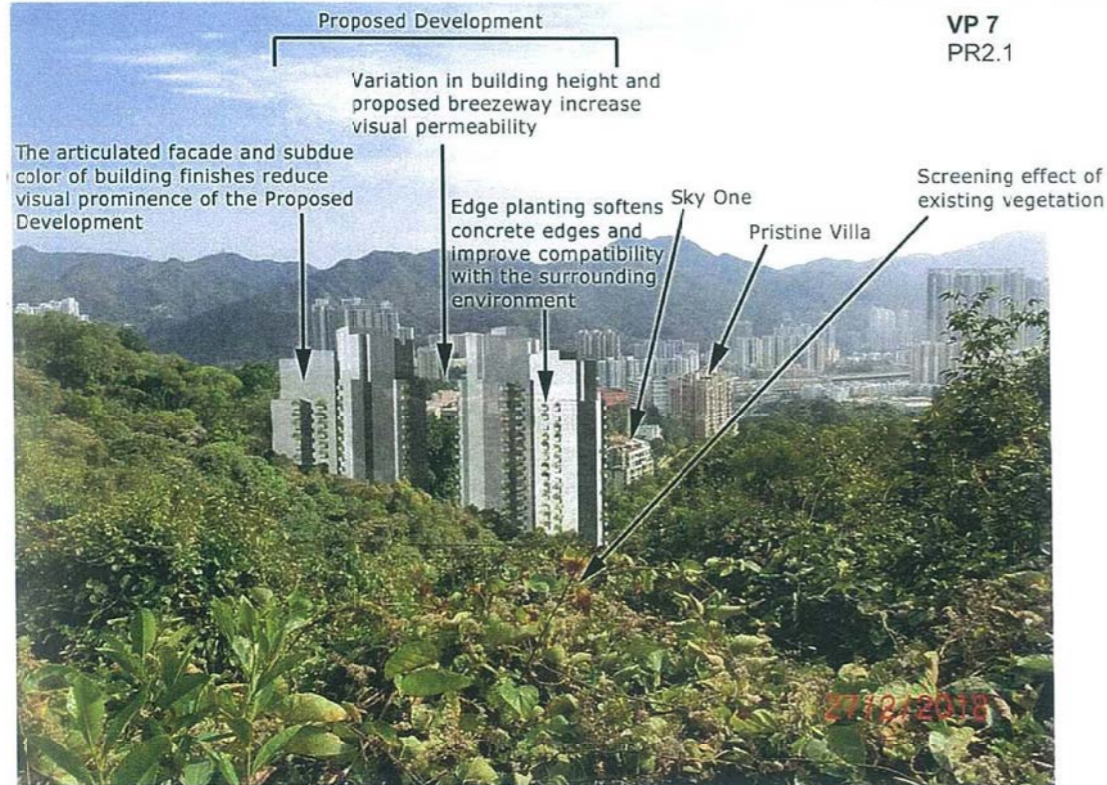
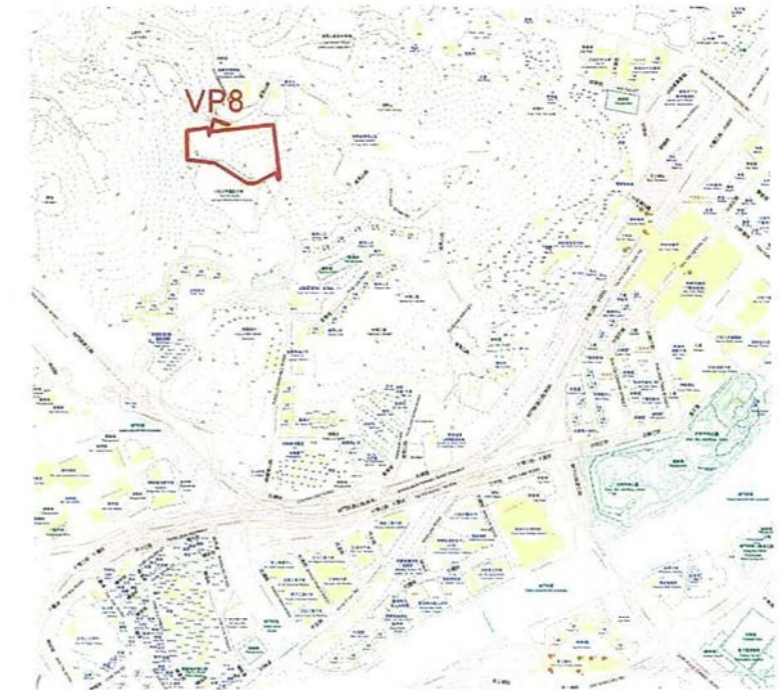


VP 6  
PR2.1

VP7 : VIEW FROM SHING MUN RIVER PROMANDE REST GARDEN NO. 1 (Year 10 of Operational Phase)



VP8 : VIEW FROM WALKING TRAIL OFF TO FUNG SHAN ROAD (Existing Condition)



VP8 : VIEW FROM WALKING TRAIL OFF TO FUNG SHAN ROAD (Year 10 of Operational Phase)

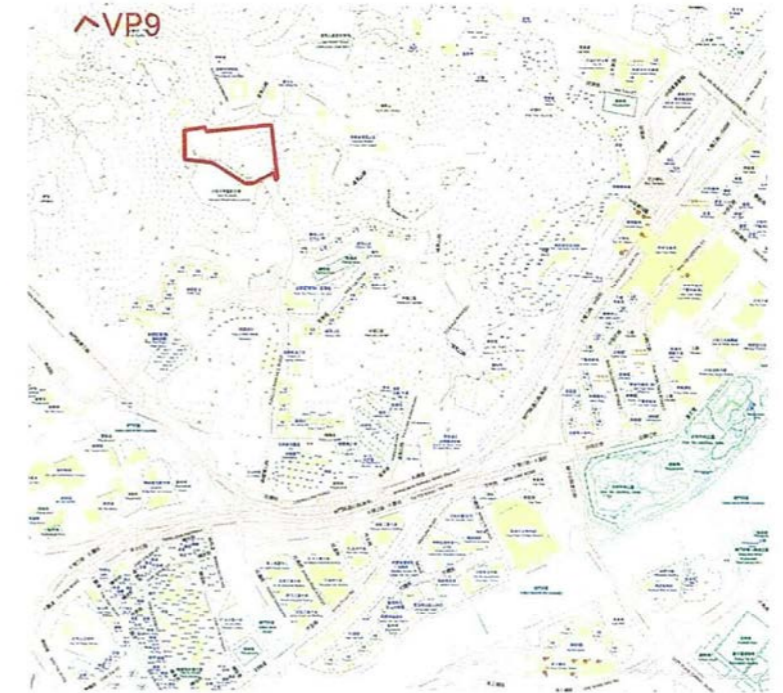


VP9 : VIEW FROM YAU OI TSUEN (Existing Condition)



VP 8  
PR2.1

VP9 : VIEW FROM YAU OI TSUEN (Year 10 of Operational Phase)



Section 12A Application for Proposed Amendments to the Sha Tin Outline Zoning Plan in Support of a Private Residential Development at Lots 379 and 380 RP in DD 186, Tung Lo Wan Hill Road, Sha Tin

Photomontage - VP9

Dwg. No. : 2017205-VP-09

Date : MAR 2018

(A3-0122)

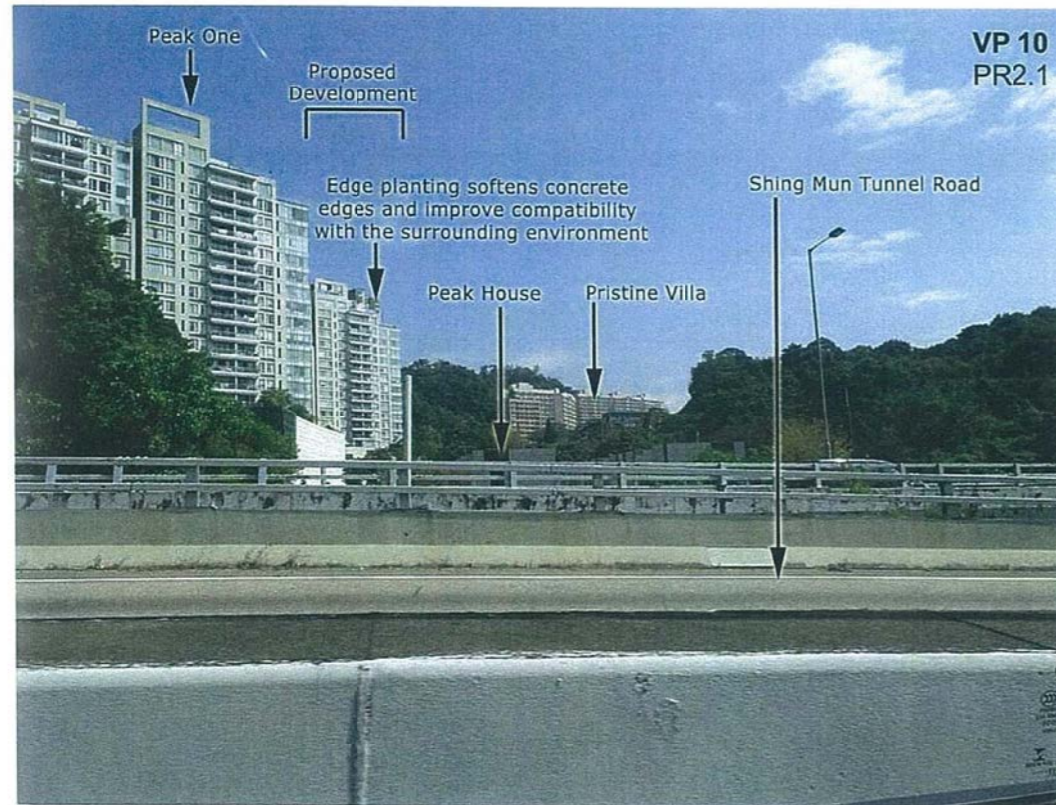


參考編號 REFERENCE No.	Y/ST/38	繪圖 DRAWING Z-20
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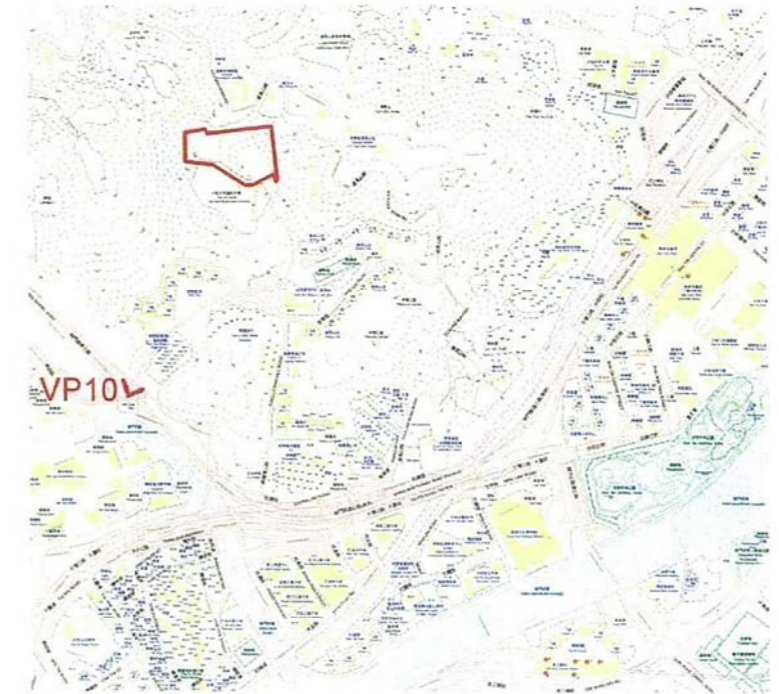
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(SOURCE : DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 29.3.2018)



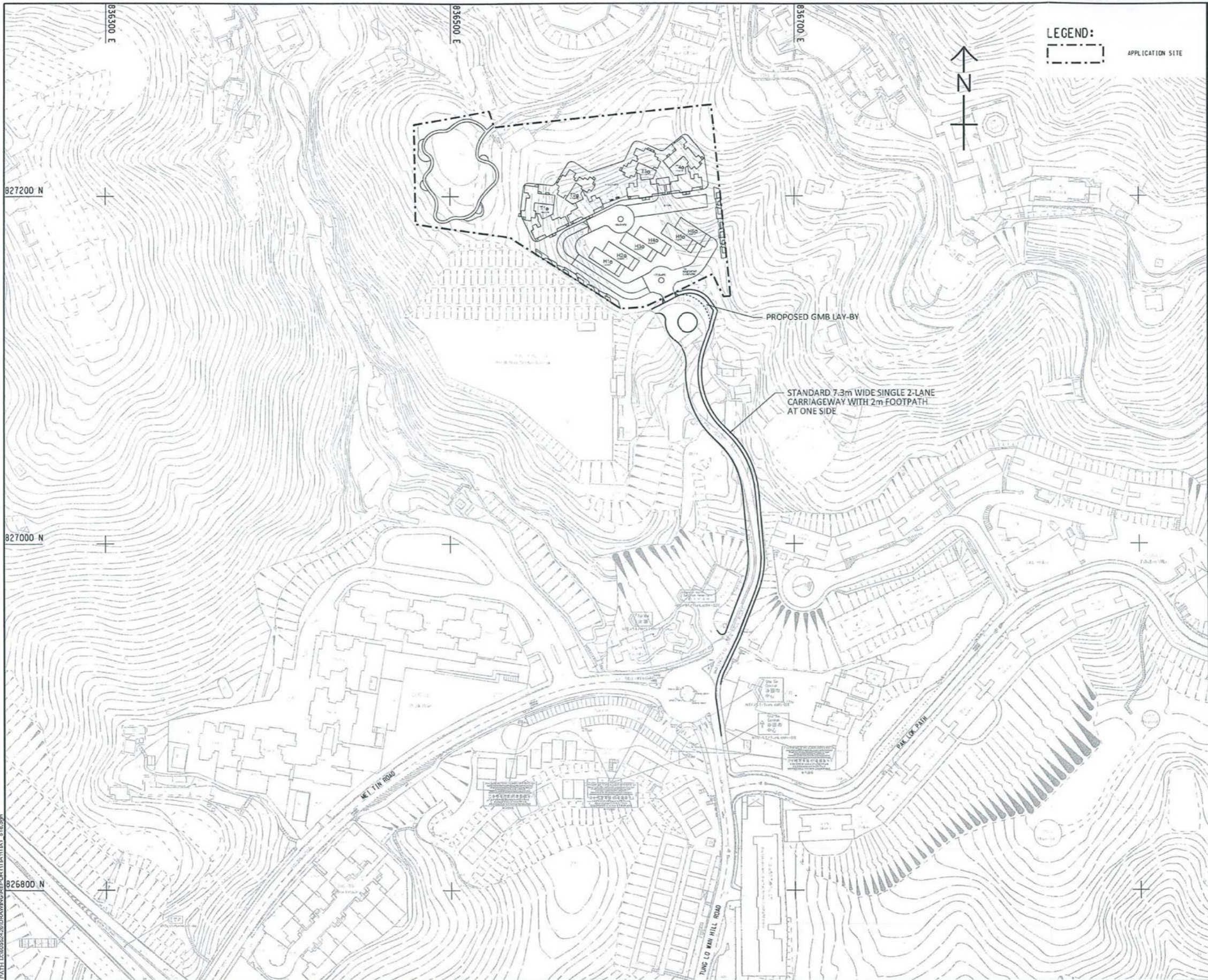
VP10 : VIEW FROM SHING MUN TUNNEL ROAD (Existing Condition)



VP10 : VIEW FROM SHING MUN TUNNEL ROAD (Year 10 of Operational Phase)



ISO A1 841mm x 594mm  
 Approved:  
 Checked:  
 Designer:  
 Project Management Initials:  
 Plot File by: chunova 2018/3/7  
 PATH: D:\60552426\DRAWING\REPORT\T11A\T11A1\_616.dgn



**LEGEND:**  
 [Dashed Box] APPLICATION SITE



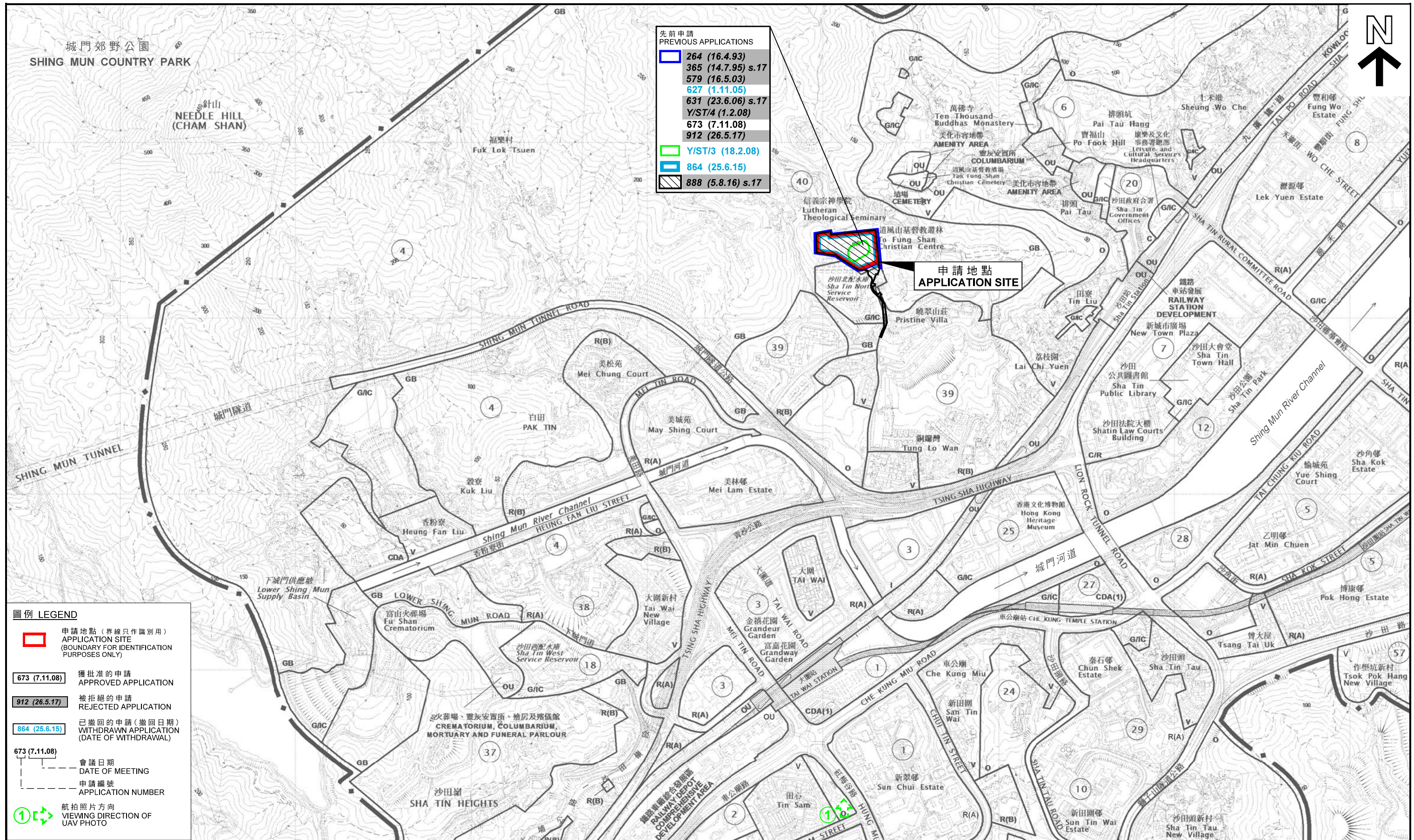
**AECOM**  
 PROJECT NO. 60552426  
 SECTION 12A APPLICATION FOR PROPOSED AMENDMENTS TO THE SHA TIN OUTLINE ZONING PLAN IN SUPPORT OF A PRIVATE RESIDENTIAL DEVELOPMENT AT LOTS 379 AND 380 RP IN DD 186, TUNG LO WAN HILL ROAD, SHA TIN  
 CLIENT  
 CONSULTANT  
 AECOM Asia Company Ltd.  
 www.aecom.com  
 SUB-CONSULTANTS

**ISSUE/REVISION**

IR NO.	DATE	DESCRIPTION	CHK.

**STATUS**  
 [Blank]  
**SCALE** 1:2000  
**DIMENSION UNIT** METRE  
**KEY PLAN**

**PROJECT NO.** 60552426  
**AGREEMENT NO.**  
**SHEET TITLE** PROPOSED WIDENING OF TUNG LO WAN HILL ROAD  
**SHEET NUMBER**  
 FIGURE C2.2



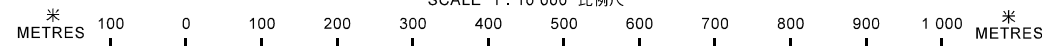
**圖例 LEGEND**

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSES ONLY)
- 673 (7.11.08) 獲批准的申請  
APPROVED APPLICATION
- 912 (26.5.17) 被拒絕的申請  
REJECTED APPLICATION
- 864 (25.6.15) 已撤回的申請 (撤回日期)  
WITHDRAWN APPLICATION (DATE OF WITHDRAWAL)
- 673 (7.11.08) 會議日期  
DATE OF MEETING
- 申請編號  
APPLICATION NUMBER
- ➡ 航拍照片方向  
VIEWING DIRECTION OF UAV PHOTO

**位置圖 LOCATION PLAN**

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》  
由「綠化地帶」、「政府、機構或社區」地帶  
改劃為「住宅(乙類)4」地帶  
沙田銅鑼灣山丈量約份第186約地段第379號及第380號餘段  
APPLICATION FOR AMENDMENT TO  
THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/34  
FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY"  
TO "RESIDENTIAL (GROUP B) 4"  
LOTS 379 AND 380 RP IN D.D. 186, TUNG LO WAN HILL ROAD, SHA TIN

SCALE 1 : 10 000 比例尺



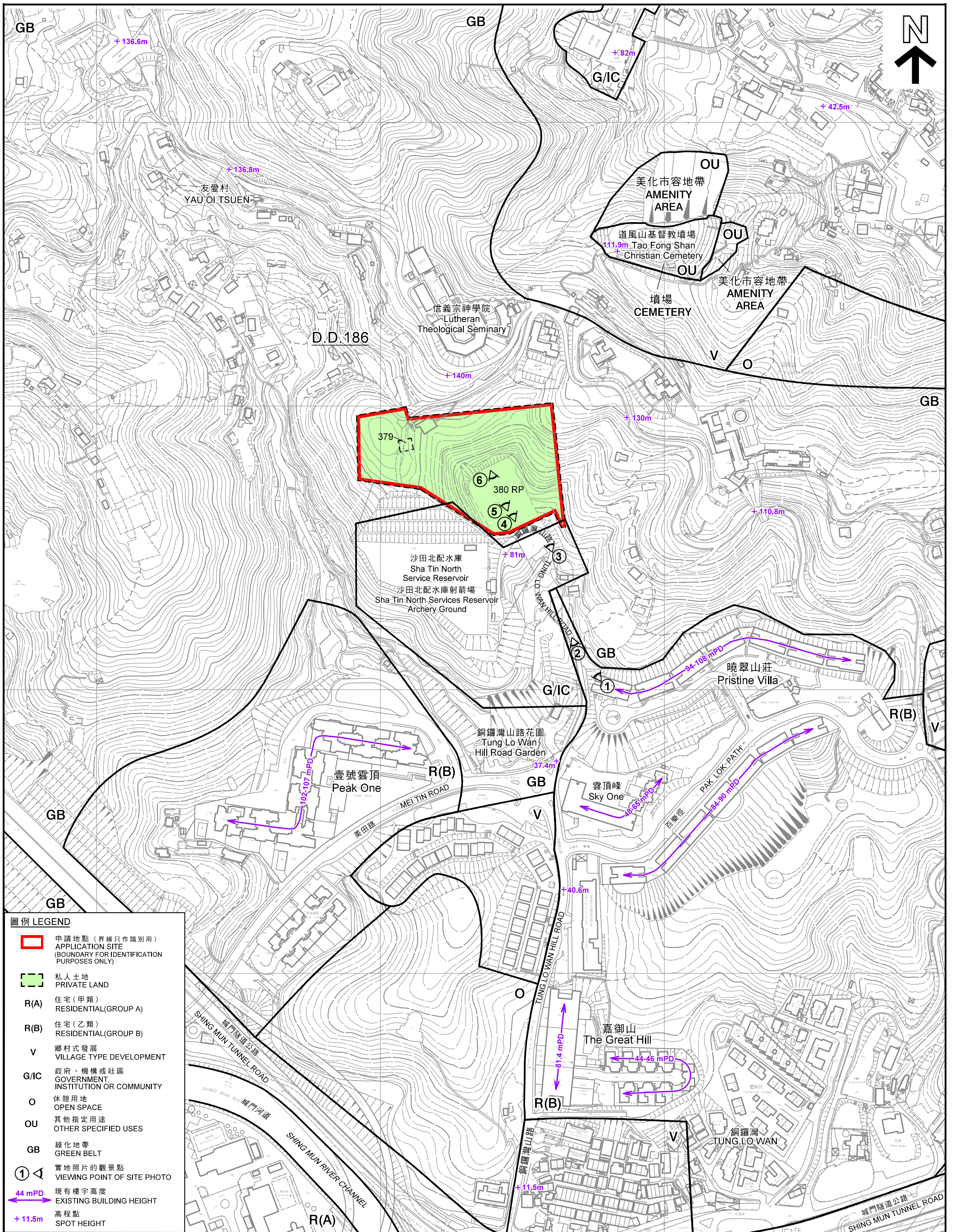
本摘要圖於2018年6月8日擬備，  
所根據的資料為於2018年5月29日  
核准的分區計劃大綱圖編號S/ST/34  
EXTRACT PLAN PREPARED ON 8.6.2018  
BASED ON OUTLINE ZONING PLAN NO.  
S/ST/34 APPROVED ON 29.5.2018

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
Y/ST/38

圖 PLAN  
Z-1



**圖例 LEGEND**

	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSES ONLY)
	私人土地 PRIVATE LAND
R(A)	住宅(甲類) RESIDENTIAL(GROUP A)
R(B)	住宅(乙類) RESIDENTIAL(GROUP B)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	現有樓宇高度 EXISTING BUILDING HEIGHT
	高程點 SPOT HEIGHT

**平面圖 SITE PLAN**

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》  
由「綠化地帶」、「政府、機構或社區」地帶  
改制為「住宅(乙類)4」地帶  
沙田銅鑼灣山路丈量約份第186約地段第379號及第380號餘段  
APPLICATION FOR AMENDMENT TO  
THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/34  
FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY"  
TO "RESIDENTIAL (GROUP B) 4"  
LOTS 379 AND 380 RP IN D.D. 186, TUNG LO WAN HILL ROAD, SHA TIN

SCALE 1 : 3 000 比例尺  
50 0 50 100 150 200 250 米 METRES

本圖於2018年6月8日擬備，  
所根據的資料為測量圖編號  
7-SW-15A、B、C及D  
PLAN PREPARED ON 8.6.2018  
BASED ON SURVEY SHEETS No.  
7-SW-15A, B, C & D

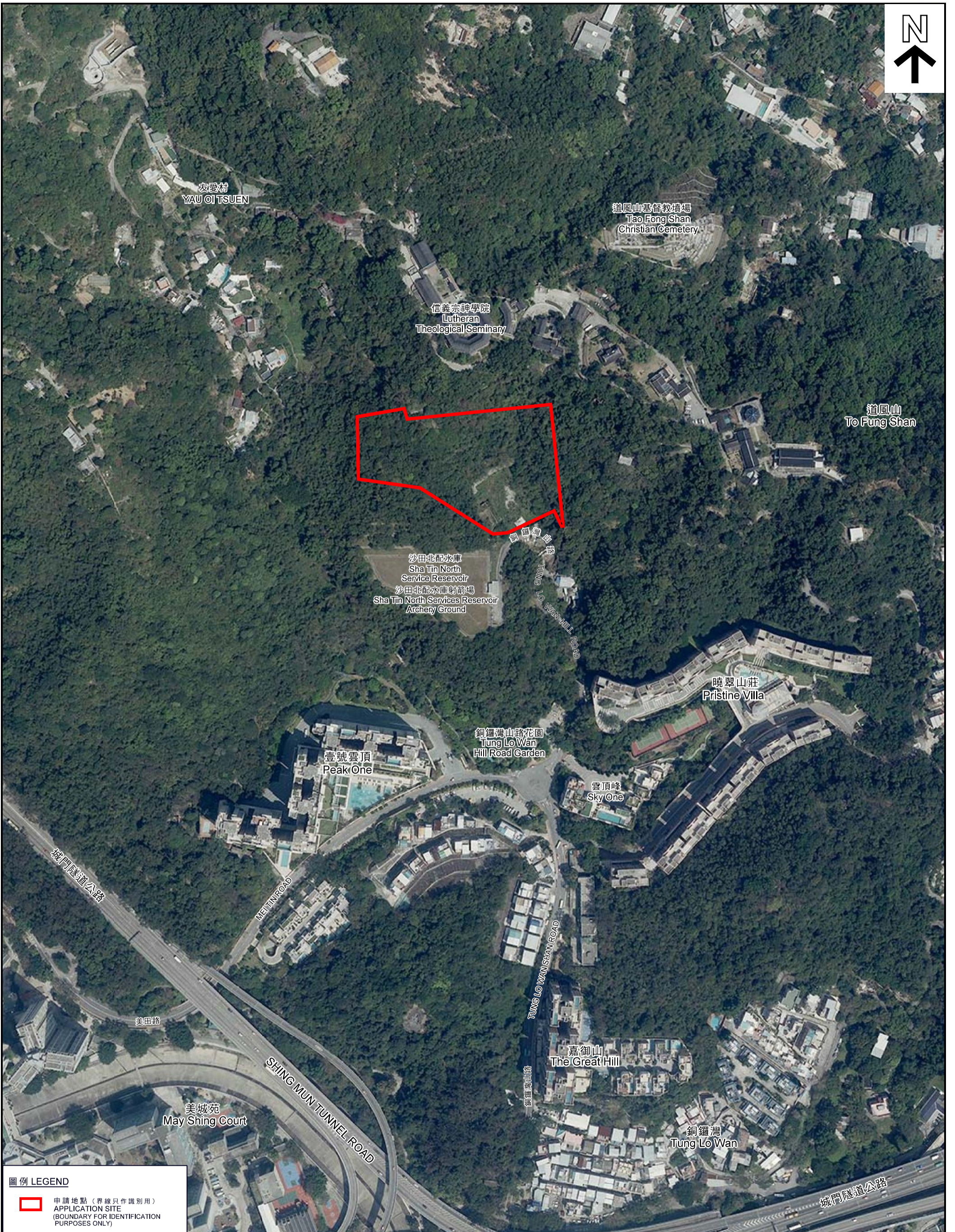
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/ST/38

圖 PLAN  
Z-2





圖例 LEGEND

 申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSES ONLY)

本圖於2018年6月8日擬備，  
所根據的資料為地政總署  
於2017年4月2日拍得的航攝照片  
編號E016795C  
PLAN PREPARED ON 8.6.2018  
BASED ON AERIAL PHOTO No. E016795C  
TAKEN ON 2.4.2017 BY  
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》  
由「綠化地帶」、「政府、機構或社區」地帶  
改劃為「住宅(乙類)4」地帶  
沙田銅鑼灣山路丈量約份第186約地段第379號及第380號餘段  
APPLICATION FOR AMENDMENT TO  
THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/34  
FROM "GREEN BELT", "GOVERNMENT, INSTITUTION OR COMMUNITY"  
TO "RESIDENTIAL (GROUP B) 4"  
LOTS 379 AND 380 RP IN D.D. 186, TUNG LO WAN HILL ROAD, SHA TIN

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/ST/38

圖 PLAN  
Z-3a



圖例 LEGEND

 申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION PURPOSES ONLY)

本圖於2018年6月8日擬備，  
所根據的資料為地政總署  
於2014年12月14日拍得的航攝照片  
編號CW110884

PLAN PREPARED ON 8.6.2018  
BASED ON AERIAL PHOTO No. CW110884  
TAKEN ON 14.12.2014 BY  
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》  
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/ST/38

圖 PLAN  
Z-3b

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**圖例 LEGEND**


 主題地點 (界線只作識別用)  
SUBJECT SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本圖於2018年6月8日擬備  
PLAN PREPARED ON 8.6.2018

**航拍照片 UAV PHOTO**

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》  
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PLANNING DEPARTMENT 

參考編號  
REFERENCE No.  
Y/ST/38

圖 PLAN  
Z-4



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTO**

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》  
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**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**Y/ST/38**

**圖 PLAN  
Z-5a**

本圖於2018年6月8日擬備，所根據的資料為攝於2018年1月5日的實地照片  
PLAN PREPARED ON 8.6.2018  
BASED ON SITE PHOTO TAKEN ON 5.1.2018



銅鑼灣山路  
TUNG LO WAN HILL ROAD



申請地點  
APPLICATION SITE

銅鑼灣山路  
TUNG LO WAN HILL ROAD

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTO**

申請修訂《沙田分區計劃大綱核准圖編號S/ST/34》  
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
Y/ST/38

圖 PLAN  
Z-5b

本圖於2018年6月8日擬備，所根據的資料為攝於2018年1月5日的實地照片  
PLAN PREPARED ON 8.6.2018  
BASED ON SITE PHOTOS TAKEN ON 5.1.2018



**實地照片 SITE PHOTO**

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**規劃署  
 PLANNING  
 DEPARTMENT**



參考編號  
 REFERENCE No.  
**Y/ST/38**

**圖 PLAN  
 Z-5c**